



# City of NORFOLK

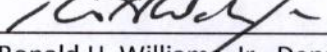
C: Dir., Department of City Planning

To the Honorable Council  
City of Norfolk, Virginia

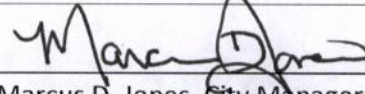
September 15, 2015

From: George M. Homewood, AICP, CFM, Planning Director

Subject: **Special exception for the operation of an eating and drinking establishment and 21<sup>st</sup> Street PCO Development Certificate at 725 West 21<sup>st</sup> Street – Lemongrass Grille**

Reviewed:   
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 2/6

Approved:   
Marcus D. Jones, City Manager

Item Number: **R-4**

- I. **Staff Recommendation:** Approval.
- II. **Commission Action:** By a vote of **6 to 0**, the Planning Commission recommends **Approval**.
- III. **Request:** Special exception – eating and drinking establishment and 21<sup>st</sup> Street PCO Development Certificate
- IV. **Applicant:** Robert Brennan
- V. **Description:**
  - This proposes to open a new eating and drinking establishment.
  - The proposed location was previously occupied by The Sports Zone, a retail sales establishment.

	Proposed (Lemongrass Grille)
Hours of Operation	11:00 a.m. until 9:00 p.m., Sunday through Thursday 11:00 a.m. until 10:00 p.m. Friday and Saturday
Hours for the Sale of Alcoholic Beverages	12:00 p.m. until 9:00 p.m., Monday through Friday 12:00 p.m. to 10:00 p.m., Friday 11:00 a.m. until 10:00 p.m., Saturday 11:00 a.m. until 9:00 p.m. Sunday
Capacity	70 seats indoors 20 seats outdoors 96 total capacity

Staff point of contact: Robert Tajan at 664-4756, [robert.tajan@norfolk.gov](mailto:robert.tajan@norfolk.gov)

Attachments:

- Staff Report to CPC dated August 27, 2015 with attachments
- Proponents and Opponents
- Ordinance
- Letter of No Objection from the Ghent Neighborhood League



# City of NORFOLK

## Planning Commission Public Hearing: August 27, 2015

Executive Secretary: George M. Homewood, AICP, CFM

Planner: Robert J. Tajan, AICP, CFM

Staff Report	Item No. 11	
Address	725 West 21 <sup>st</sup> Street	
Applicant	Lemongrass Grille	
Requests	Special Exception	Eating and Drinking Establishment PCO Development Certificate
Property Owner	The Rosemyr Corporation	
Site Characteristics	Site Area/Space	96,004 square feet/3,100 square feet
	Zoning	C-2 (Corridor Commercial) and 21 <sup>st</sup> Street PCO (Pedestrian Commercial Overlay)
	Neighborhoods	Ghent
	Character District	Downtown
Surrounding Area	North	C-2 and 21 <sup>st</sup> Street PCO – Farm Fresh
	East	C-2 and 21 <sup>st</sup> Street PCO – Pho 79
	South	IN-1 (Institutional) – Blair Middle School
	West	C-2 and 21 <sup>st</sup> Street PCO – Mr. Shawarma





**A. Summary of Request**

- This proposes to open a new eating and drinking establishment.
- The proposed location was previously occupied by The Sports Zone, a retail sales establishment.

**B. Plan Consistency**

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as commercial.

**C. Zoning Analysis****i. General**

- The site is located in the C-2 and 21<sup>st</sup> Street PCO districts, which permit the proposed use by special exception.

	Proposed (Lemongrass Grille)
Hours of Operation	11:00 a.m. until 9:00 p.m., Sunday through Thursday 11:00 a.m. until 10:00 p.m. Friday and Saturday
Hours for the Sale of Alcoholic Beverages	12:00 p.m. until 9:00 p.m., Monday through Friday 12:00 p.m. to 10:00 p.m., Friday 11:00 a.m. until 10:00 p.m., Saturday 11:00 a.m. until 9:00 p.m. Sunday
Capacity	70 seats indoors 20 seats outdoors 96 total capacity

**Special exception history:**

City Council Approval	Applicant	Changes
Special Exception for an Eating and Drinking Establishment - Pending	Lemongrass Grille	Initial Application
Development Certificate - Pending	Lemongrass Grille	Creation of outdoor eating area by moving façade of existing building back 20 feet.

ii. Parking

- The proposed restaurant is located on a site which has sufficient parking for all uses.
- The existing location is 3,100 square feet.
- The existing site is conforming to parking regulations.
- The conversion of the retail space to a restaurant with 90 seats (70 indoors and 20 outdoors) requires 23 parking spaces which the site can accommodate.

iii. Flood Zone

The property is located in the X Flood Zone which is a low-risk flood zone.

iv. Development Standards – PCO Development Certificate

- Building Location and Orientation:
  - The existing structure is pulled to the property line on West 21<sup>st</sup> Street.
  - The principal entrance is on 21<sup>st</sup> Street.
- Façade Treatment:
  - A new storefront is being installed 11 feet behind the existing façade to allow for outdoor dining between the storefront and the property line.
  - The ground floor facade is transparent and does not require a waiver.
  - Proposed signage will be required to obtain an encroachment and be approved through the Architectural Review Board (ARB).
- Parking Location and Access:
  - Existing parking is located beside and behind the building which is in compliance with PCO development standards.
- The proposed use and development meets all *Zoning Ordinance* requirements with no waivers necessary

**D. Transportation Impacts**

- Institute of Transportation Engineers (ITE) figures estimate that this use will generate 225 new vehicle trips per day.
- Based upon ITE data, the prior retail use on this site would be expected to generate 113 weekday trips while the proposed new restaurant use would be expected to generate 338 trips on weekdays.

**E. Impact on the Environment**

- There are currently no opportunities for landscaping improvements to this existing site.
- A review of the existing parking areas show that there is sufficient landscaping provided for the parking areas.
- A portion of the building is being removed to create an outdoor dining area.
  - The proposed change meets the intent of the PCO requirements of creating pedestrian activity and interaction with the proposed use.



**F. Impact on Surrounding Area/Site**

- The proposed use is similar to the other uses located in the general vicinity of the 21<sup>st</sup> Street PCO district.
- By requiring this use to conform to the conditions listed below, the proposed eating and drinking establishment should not have a negative effect on the surrounding neighborhood.

**G. Payment of Taxes**

The owner of the property is current on all real estate taxes.

**H. Civic League**

The application was sent to the Ghent Neighborhood League and Ghent Business Association on July 15.

**I. Communication Outreach/Notification**

- Legal notice was posted on the property on July 27.
- Letters were mailed to all property owners within 300 feet of the property on August 14.
- Legal notification was placed in *The Virginian-Pilot* on August 13 and August 20.

**J. Recommendation**

Staff recommends that the special exception request be **approved** subject to the conditions shown below:

- (a) The hours of operation for the establishment shall be from 11:00 a.m. until 9:00 p.m., Sunday through Thursday; 11:00 a.m. until 10:00 p.m. Friday and Saturday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours of operation for the sale of alcoholic beverages shall be from 12:00 p.m. until 9:00 p.m., Monday through Friday; 12:00 p.m. until 10:00 p.m., Friday; 11:00 a.m. until 10:00 p.m. Saturday; and 11:00 a.m. until 9:00 p.m. Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (c) The seating for the establishment shall not exceed 90 seats indoors and outdoors, and the total occupant capacity, including employees, shall not exceed 96 people. The use authorized by this special exception shall not commence until a certificate of occupancy reflecting these limits has been issued by the Department of Planning.
- (d) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a

change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.

- (e) The establishment shall maintain a current, active business license at all times while in operation.
- (f) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (g) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (h) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (i) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (j) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (k) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (l) There shall be no entertainment, no dancing, and no dance floor provided.

- (m) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

**Attachments:**

Location Map

Zoning Map

1000' radii map of similar ABC establishments

Application

Notice to the Ghent Neighborhood League and Ghent Business Association



## **Proponents and Opponents**

### **Proponents**

Robert Brennan – Applicant  
1412 Greenbrier Parkway  
Chesapeake, VA 23322

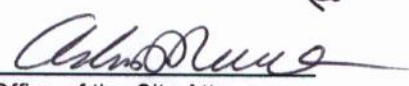
### **Opponents**

None



Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "LEMONGRASS GRILLE" ON PROPERTY LOCATED AT 725 WEST 21<sup>ST</sup> STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to LemonGrass Grille Ghent, LLC authorizing the operation of an eating and drinking establishment named "Lemongrass Grille" on property located at 725 West 21<sup>st</sup> Street. The property which is the subject of this Special Exception is more fully described as follows:

Property fronting 106 feet, more or less, along the eastern line of Colley Avenue, 207 feet, more or less, along the northern line of West 20<sup>th</sup> Street, and 350 feet, more or less, along the southern line of West 21<sup>st</sup> Street; premises numbered 725 West 21<sup>st</sup> Street.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment shall be limited to 11:00 a.m. until 9:00 p.m. Sunday through Thursday and from 11:00 a.m. until 10:00 p.m. on Friday and Saturday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The hours for the sale of alcoholic beverages shall be limited to 12:00 noon until 9:00 p.m. Monday through Thursday, from 12:00 noon until 10:00 p.m. on Friday, from 11:00 a.m. until 10:00 p.m. on Saturday, and from 11:00 a.m. until 9:00 p.m. on Sunday.
- (c) The seating for the establishment shall not exceed 70 seats indoors, 20 seats outdoors, and the total

occupant capacity, including employees, shall not exceed 96 people.

- (d) No portion of the outdoor dining area shall be enclosed and any covering must leave the dining space open on at least three sides. No portion of the outdoor dining area shall be heated, cooled or conditioned in any way.
- (e) In accordance with Norfolk City Code section 39.5-4, no smoking shall be permitted anywhere in the outdoor dining area.
- (f) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (g) The establishment shall maintain a current, active business license at all times while in operation.
- (h) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (i) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (j) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, and any bodily discharge.
- (k) A menu shall be provided containing an assortment



of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.

- (l) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (m) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (n) An ABC manager, employed and compensated by the applicant, shall be present at all events held on the premises. This manager shall supervise the event at all times. The ABC manager shall be present on the premises at least one hour prior to the beginning of the event and shall remain on the premises until the event is concluded and the establishment is secured and locked. If alcohol is not served or consumed, a responsible supervisor, employed and compensated by the applicant, shall perform this function.
- (o) In addition to the ABC manager or supervisor, the applicant shall provide such additional paid staff as may be necessary to coordinate, supervise, and manage any event held on the premises.



- (p) There shall be no entertainment, no dancing, and no dance floor provided.
- (q) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (r) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;
- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of

neighboring property in accordance with the applicable district regulations;

- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on the city as a whole;
- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:  
Exhibit A (3 pages)





EXHIBIT "A"  
Description of Operations  
Eating and Drinking Establishment

Date 7/13/15  
Trade name of business LEMON GRASS GRILLE - GHENT  
Address of business 725 W 21st Street, Norfolk, VA  
Name(s) of business owner(s)\* ROB BRENNAN + PRAKASH RAJAMANI  
Name(s) of property owner(s)\* ROSEMYR CORP  
Daytime telephone number (      ) \_\_\_\_\_

\*If business or property owner is partnership, all partners must be listed.

\*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility		Alcoholic Beverage Sales	
Weekday	From <u>11:00A</u> To <u>9:00PM</u>	Weekday	From <u>12:00PM</u> To <u>9:00PM</u>
Friday	From <u>11:00A</u> To <u>10:00PM</u>	Friday	From <u>12:00P</u> To <u>10:00PM</u>
Saturday	From <u>11:00A</u> To <u>10:00PM</u>	Saturday	From <u>11:00A</u> To <u>10:00PM</u>
Sunday	From <u>11:00A</u> To <u>9:00PM</u>	Sunday	From <u>11:00A</u> To <u>9:00PM</u>

2. Type of ABC license applied for (check all applicable boxes)  
☒ On-Premises      ☐ Off-Premises (additional application required)
3. Type of alcoholic beverage applied for  
☒ Beer      ☒ Wine      ☐ Mixed Beverage
4. Will indoor or outdoor entertainment be provided?  
(Entertainment consists of anything more than one, unamplified musician)  
☐ Yes (Different application required)      ☒ No



**Exhibit A – Page 2**  
**Eating and Drinking Establishment**

5. Will video games, pool tables, game boards or other types of games be provided?  
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

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6. Will patrons ever be charged to enter the establishment?  
☐ Yes ☒ No

6a. If yes, why

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- 6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday  
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?  
☒ Yes ☐ No

7a. If yes, explain

BIRTHDAY PARTIES AND PRIVATE  
CORPORATE EVENTS

8. Will a third party (promoter) be permitted to lease, let or use the establishment?  
☐ Yes ☒ No

8a. If yes, explain

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9. Will there ever be a minimum age limit?  
☐ Yes ☒ No

**Exhibit A – Page 3**  
**Eating and Drinking Establishment**

10. Additional comments/ description/operational characteristics or prior experience:


Currently own AND OPERATE LEANOR GRASS GRILLE  
CHESAPEAKE. OVER 25 years of Restaurant/BUSINESS EXPERIENCE

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility

  
Signature of Applicant

Form and Correctness Approved: 

Contents Approved: 

By   
Office of the City Attorney

By   
DEPT.

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE GRANTING A PEDESTRIAN COMMERCIAL OVERLAY DEVELOPMENT CERTIFICATE PERMITTING ALTERATIONS TO A BUILDING TO CREATE AN OUTDOOR DINING SPACE ON PROPERTY LOCATED AT 725 WEST 21<sup>ST</sup> STREET.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Pedestrian Commercial Overlay Development Certificate is hereby granted to permit alterations to a building to create an outdoor dining space on property located at 725 West 21<sup>st</sup> Street. The property to which the Certificate applies is more fully described as follows:

Property fronting 106 feet, more or less, along the eastern line of Colley Avenue, 207 feet, more or less, along the northern line of West 20<sup>th</sup> Street, and 350 feet, more or less, along the southern line of West 21<sup>st</sup> Street; premises numbered 725 West 21<sup>st</sup> Street.

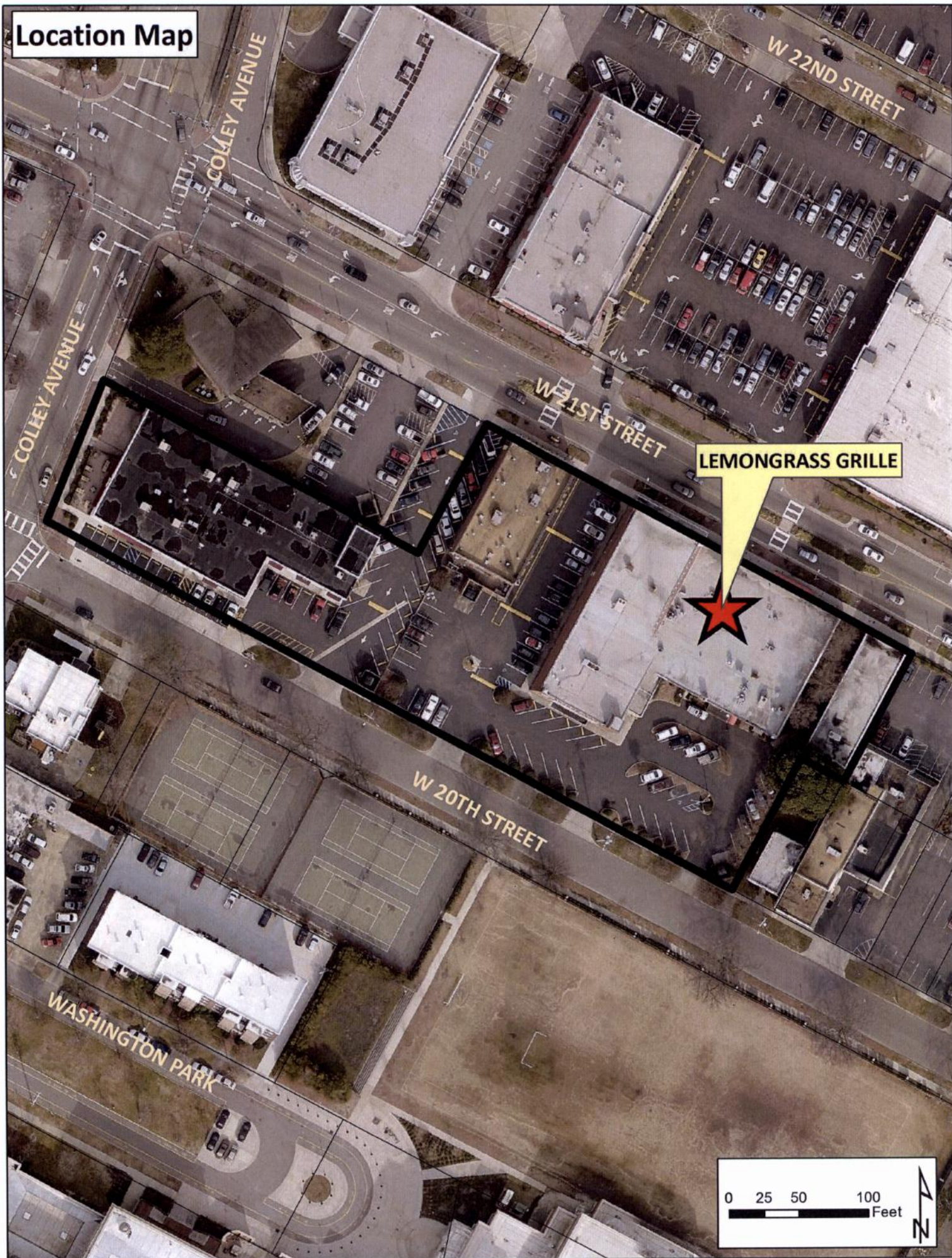
Section 2:- That the PCO Development Certificate granted hereby shall be subject to the following condition:

- (a) Any subsequent changes made to the project, as described in the staff report and as approved through this development certificate process, shall be reviewed as an amendment to the development certificate.

Section 3:- That this ordinance shall be in effect from the date of its adoption.

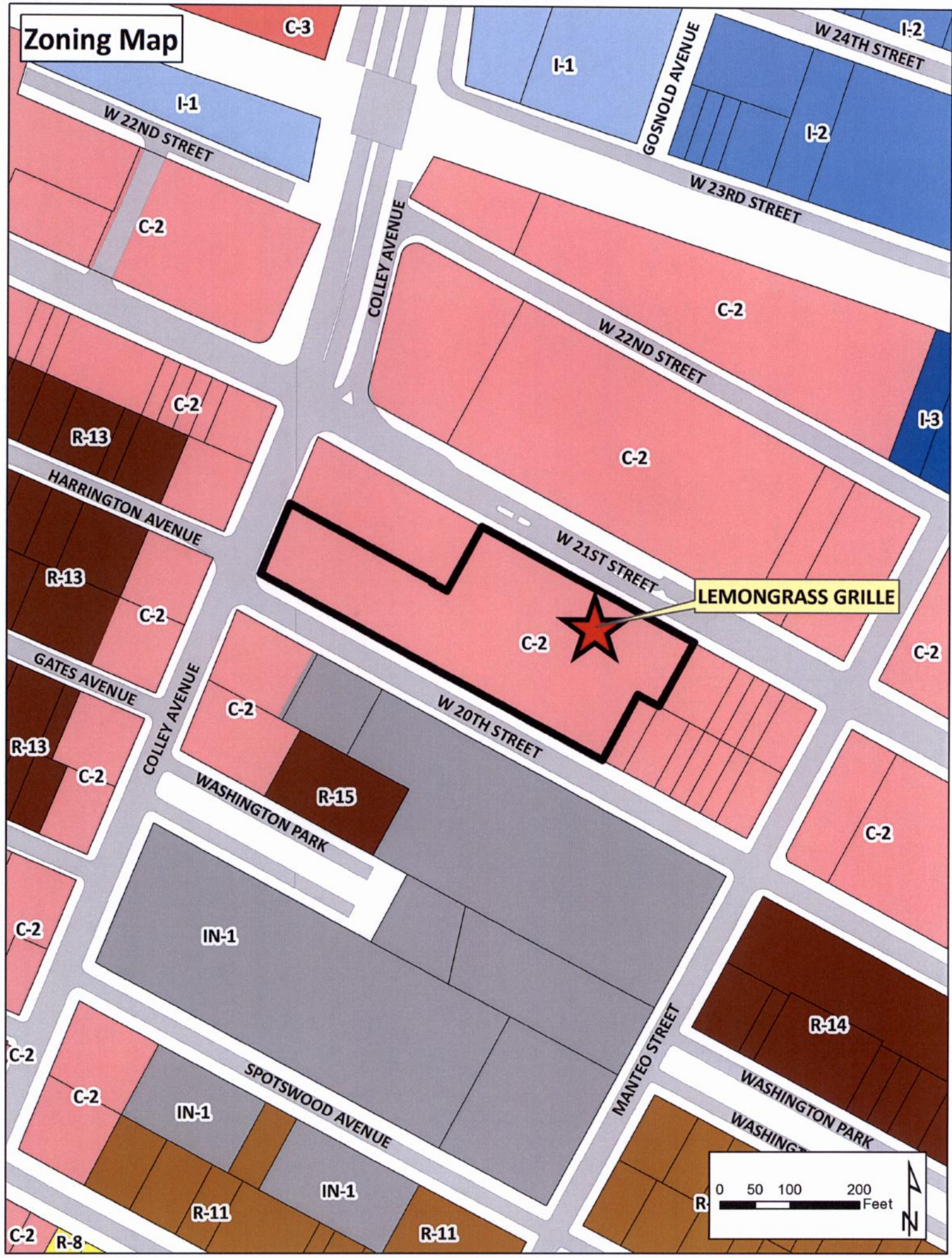


Location Map





# Zoning Map

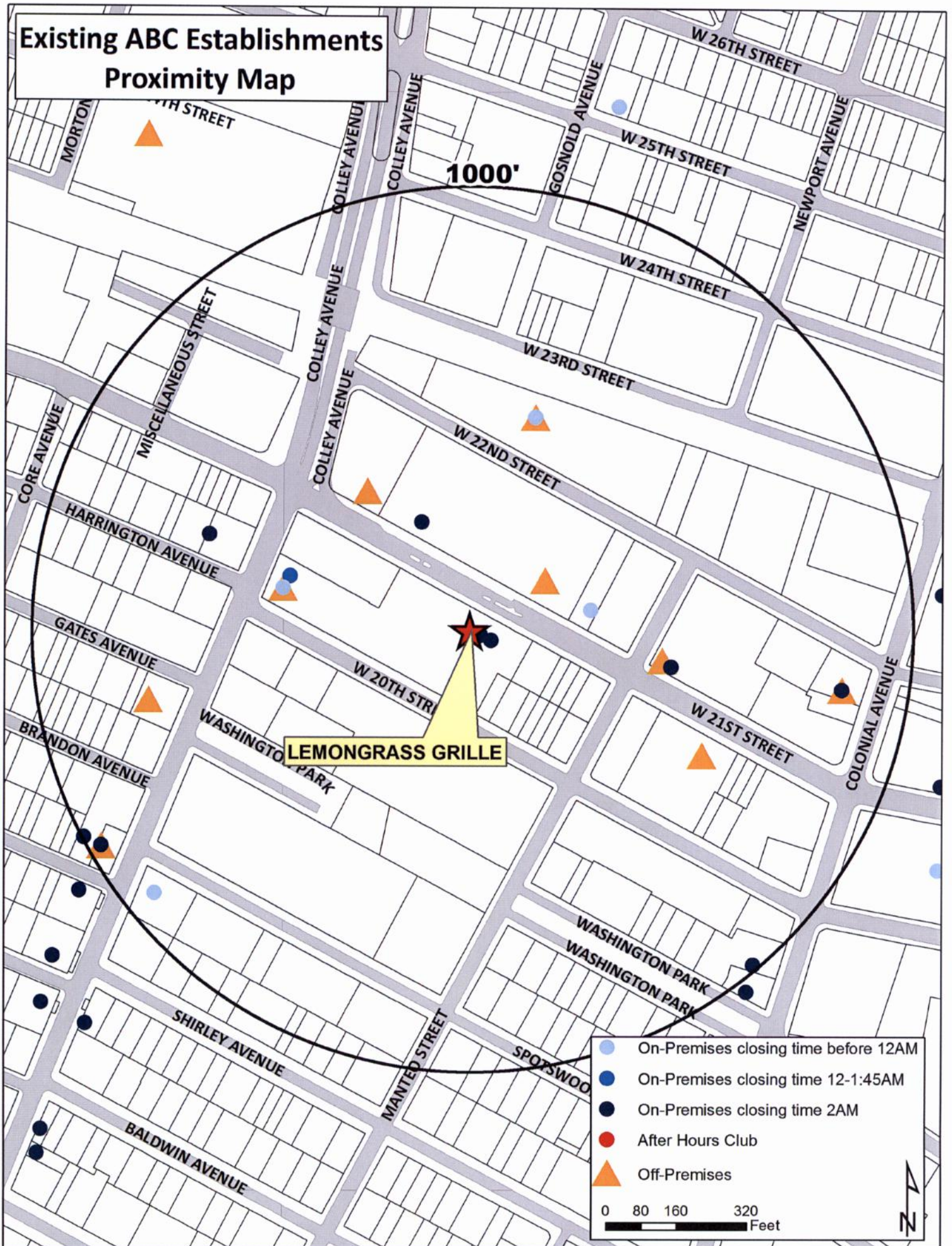


LEMONGRASS GRILLE





# Existing ABC Establishments Proximity Map







APPLICATION  
ADULT USE SPECIAL EXCEPTION  
EATING AND DRINKING ESTABLISHMENT  
(Please print)

Date 7/13/15

**DESCRIPTION OF PROPERTY**

Address 725 W 21st Street, Norfolk, VA

Existing Use of Property VACANT / RETAIL

Proposed Use RESTAURANT

Current Building Square Footage \_\_\_\_\_

Proposed Building Square Footage \_\_\_\_\_

Trade Name of Business (if applicable) LEMONGLASS GRILLE

**APPLICANT**

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

1. Name of applicant: (Last) BRENNAN (First) ROBERT (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1412 GREENBRIER PKWY #117

(City) CHEESAPEAKE (State) VA (Zip Code) 23322

Daytime telephone number of applicant (757) 389-6981 Fax ( ) \_\_\_\_\_

E-mail address of applicant: rob@lemonglassgrille.com



Application  
Eating and Drinking Establishment  
Page 2

**AUTHORIZED AGENT (if applicable)**

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) RAJAMAN (First) RAKASH (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1412 GREENBRIER PKWY #117

(City) CHESAPEACE (State) VA (Zip Code) 23322

Daytime telephone number of applicant (213) 831-3399 Fax ( ) \_\_\_\_\_

E-mail address of applicant: \_\_\_\_\_

**PROPERTY OWNER**

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

ROSEMYR CORP / GEORGE HARVIN

3. Name of property owner: (Last) \_\_\_\_\_ (First) \_\_\_\_\_ (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): PO Box 108

(City) HENDERSON (State) NC (Zip Code) 27536

Daytime telephone number of owner (252) 430-6161 email: GEORGE@ROSEMYR.COM

**CIVIC LEAGUE INFORMATION**

Civic League contact: GHENT NEIGHBORHOOD LEAGUE / HENRY CONDE

Date(s) contacted: TO BE CONTACTED 7/13/15

Ward/Super Ward information: \_\_\_\_\_

GBA- IAN HOLDER

Application  
Eating and Drinking Establishment  
Page 3

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
  - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: PRAKASH RASAMANI Sign: [Signature] 7/13/15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Robert Brennan Sign: [Signature] 7/14/15  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_  
(Authorized Agent Signature) (Date)

DEPARTMENT OF CITY PLANNING  
810 Union Street, Room 608  
Norfolk, Virginia 23510  
Telephone (757) 664-4752 Fax (757) 441-1569  
(Revised January, 2015)



Application  
Eating and Drinking Establishment  
Page 3

**REQUIRED ATTACHMENTS**

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
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- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

**CERTIFICATION**

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: PRAKASH RASAMANI Sign: [Signature] 7/13/15  
(Property Owner or Authorized Agent of Signature) (Date)

Print name: \_\_\_\_\_ Sign: \_\_\_\_\_  
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

The Rosemary Corporation  
Print name: Levi S. Williams VP Sign: \_\_\_\_\_ 8/3/15  
(Authorized Agent Signature) (Date)

**Exhibit A – Floor Plan(s) Worksheet  
Eating and Drinking Establishment**

- Complete this worksheet based for each floor plan submitted with application.
- Floor plan must be prepared by a registered design professional and include:
  - Tables/seats
  - Restroom facilities
  - Bar
  - Ingress and egress
  - Standing room
  - Outdoor seating
  - Total maximum capacity (including employees)

**Total capacity**

**a. Indoor**

Number of seats (not including bar seats)

70

Number of bar seats

Standing room

**b. Outdoor**

Number of seats

20

**c. Number of employees**

6

**Total Occupancy**

**(Indoor/Outdoor seats, standing room and employees) = 96**

**DEPARTMENT OF CITY PLANNING**

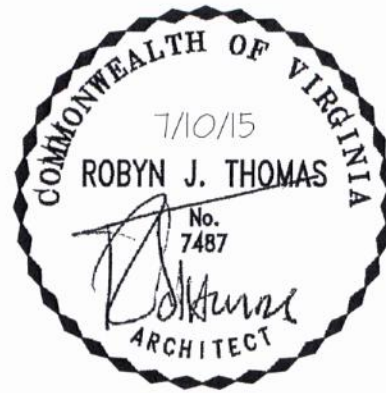
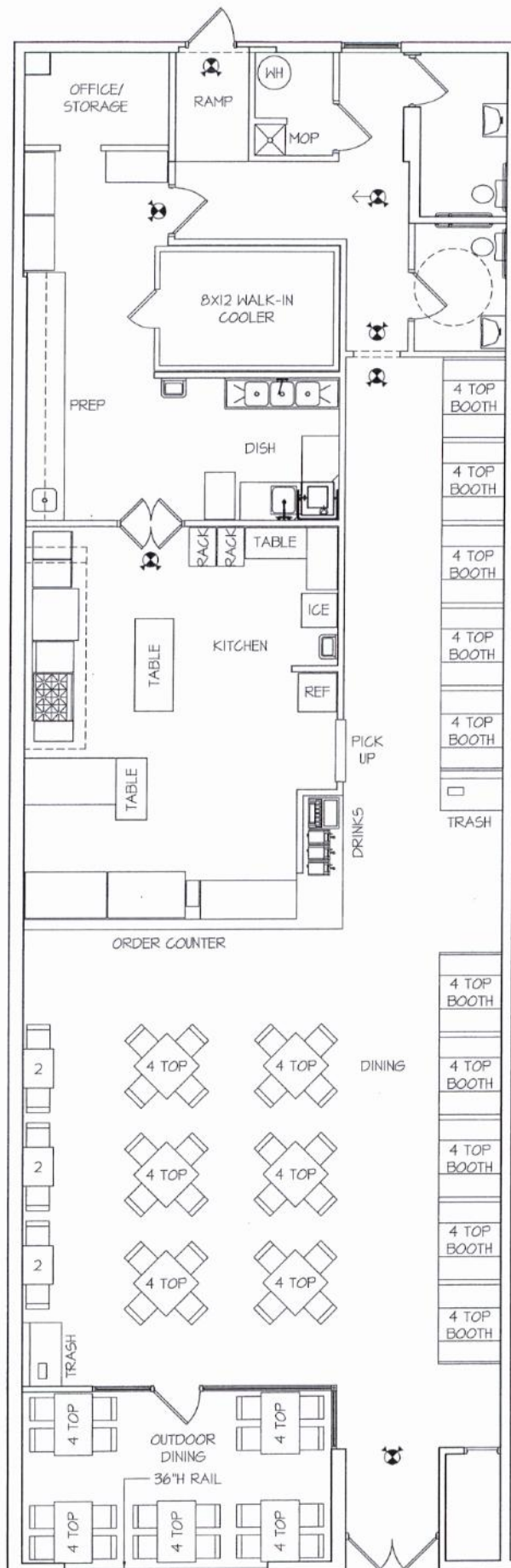
810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)





OCCUPANCY CALCULATIONS	
INDOOR SEATING	70
OUTDOOR DINING	20
STAFF	6
TOTAL	96

LEMONGRASS: 725 W 21ST STREET

3/32 = 1'-0"



**APPLICATION**  
**Pedestrian Commercial Overlay Development Certificate**

Date of application: 7/30/15

**DESCRIPTION OF PROPERTY**

Proposed Location of Property: Street Number 725 (Street Name) W. 21st ST

Zoning Classification: C-2

Existing Use of Property: VACANT/RETAIL

Current Building Square Footage 3,160

Proposed Use RESTAURANT

Trade Name of Business (If applicable) LEMONGRASS GRILLE

**APPLICANT/ PROPERTY OWNER**

1. Name of applicant: (Last) BRENNAN (First) ROBERT (MI) \_\_\_\_\_

Mailing address of applicant (Street/P.O. Box): 1412 GREENBRIER PLWY #117

(City) CHESAPEAKE (State) VA (Zip Code) 23322

Daytime telephone number of applicant (757) 389-6981 Fax ( ) \_\_\_\_\_

E-mail address of applicant: ROB@LEMONGRASSGRILLE.COM

2. Name of property owner: (Last) HARVIN (First) GEORGE (MI) \_\_\_\_\_

Mailing address of property owner (Street/P.O. box): P.O. BOX 108

(City) HENDERSON (State) NC (Zip Code) 27536

Daytime telephone number of owner (252) 430-6161 Fax number ( ) \_\_\_\_\_

**DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT**

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised July, 2013)

CIVIC LEAGUE INFORMATION

Civic League contact: EMILY BIRKES PRESIDENT GNL

Date(s) contacted: 7/30/15

Ward/Super Ward Information: Theresa Whibley / Barclay Winn

CRITERIA FOR REVIEW

Please provide the following information:

- (a) Use characteristics of the proposed development, including the types of ground-floor active uses and activity continuity along the street front.  
existing ground floor to contain restaurant along  
with new outdoor dining recessed into existing building  
footprint
- (b) Location and adequacy of off-street parking and loading provisions, including desirability of bicycle parking.  
meets required parking as outlined in Zoning Determination  
for The Center Shops issued 3/30/15
- (c) Architectural relationships, both formal and functional, of the proposed development of both surrounding buildings and the public right-of-way, including siting, massing, proportion, and scale.  
see attached sketch indicating the location of the  
recessed outdoor dining area within the building  
footprint and maintaining existing masonry openings
- (d) Suitability of signs, landscape, lighting, and other site or building features in relations to the existing or planned public improvements in the district.  
new outdoor dining area & railing are visible from the  
21st street corridor.

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(Revised July, 2013)



**REQUIRED ATTACHMENTS**

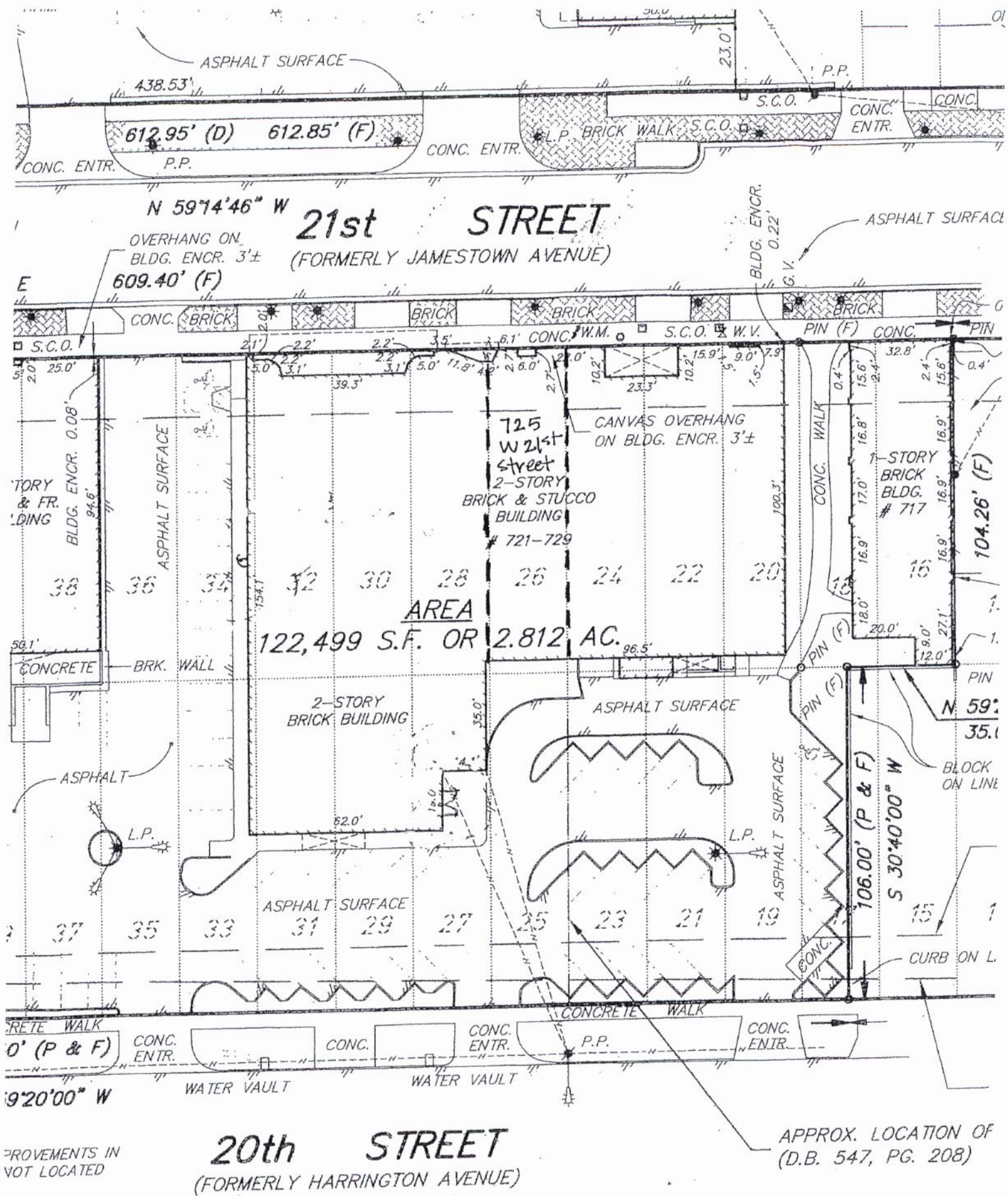
- ☐ Check for \$5 made payable to Treasurer, City of Norfolk,
- ☐ If waivers are requested, additional analysis will be needed; which will require an additional fee of \$100.
- ☐ Description and details of proposal.
- ☐ Two 8½ x 14 inch copies of a survey or site plan drawn to scale showing:
  - Existing and proposed building structures
  - Driveways
  - Parking
  - Landscaping
  - Physical and architectural relationships to surrounding development
  - Location, access, and egress, and site design of parking serving the principal use(s)
  - Pedestrian circulation on and near the site, including pedestrian connections between the designated parking and principal use(s)
  - Location and character and continuity of any open space and landscaping on the site.
  - Location and dimensions of onsite signage
  - Please provide the names and addresses of all professional consultants advising the applicant in the proposed development

**CERTIFICATION:**

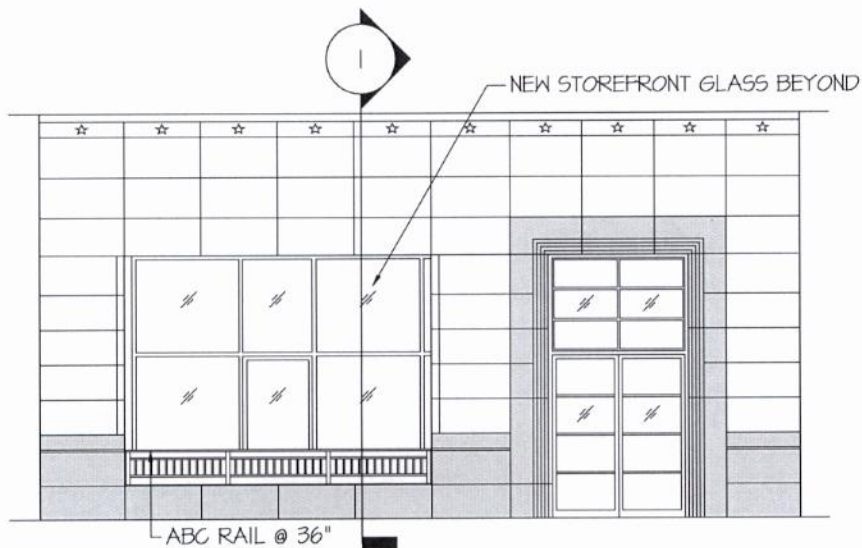
I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

Print name: George M. Harvin Sign: [Signature] 7.30.15  
*The Rosemyr Corporation*  
(Property Owner or Authorized Agent Signature) (Date)  
*Managing Director*

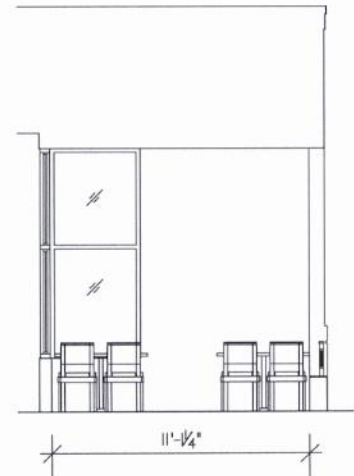
Print name: Roslyn J. Thomas Sign: [Signature] 8.6.15  
(Applicant or Authorized Agent Signature) (Date)





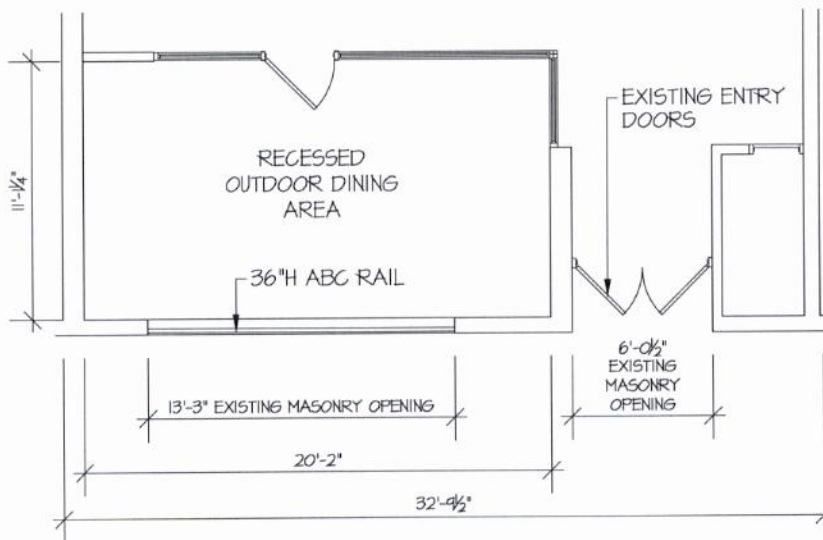


AREA OF BUILDING FACADE BELOW 10'-0" = 328 SF  
 REQUIRED TRANSPARENCY: 50% OF 328 = 164 SF  
 PROVIDED TRANSPARENCY: 192.5 SF



**A PROPOSED EXTERIOR ELEVATION**  
 1/8" = 1'-0"

**1 SECTION**  
 1/8" = 1'-0"



**FLOOR PLAN AT PROPOSED OUTDOOR DINING**  
 1/8" = 1'-0"

## Tajan, Robert

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**From:** Emily Birknes <emilybirknes@gmail.com>  
**Sent:** Wednesday, August 26, 2015 4:53 PM  
**To:** Tajan, Robert; Homewood, George  
**Cc:** Robyn Thomas; Robert Brennan; Holder, Ian A - NORFOLK VA  
**Subject:** Lemongrass Grille

Dear Robert and George,

The Ghent Neighborhood League has no objection to the application from Lemongrass Grille, dated 7/13/2015, with the exception of section 6(b) which was circled in error but not corrected on the application.

(Section 6(b) refers to a cover charge. Lemongrass is not an entertainment establishment and, therefore, will not charge a cover.)

Please note: because the Ghent Neighborhood League had a recess in August, Lemongrass Grille was not able to present to the general membership body.

Regards,  
Emily